103.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,300 / 818,300
					USE VALUE:	818,300 / 818,300
					ASSESSED:	818,300 / 818,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAJMUDAR MAULIK & SALONY
Owner 2:	
Owner 3:	
Street 1:	43 WINDMILL LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAVA FIRYAL -
Owner 2:	-
Street 1:	43 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,120 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11120.000	290,800		527,500	818,300
Total Card	0.255	290,800		527,500	818,300
Total Parcel	0.255	290,800		527,500	818,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.03 | /Parcel: 380.0

Legal Description

User Acct 66430

GIS Ref

GIS Ref

Insp Date 09/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 103.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	290,800	0	11,120.	527,500	818,300	818,300	Year End Roll	12/18/2019
2019	101	FV	226,500	0	11,120.	527,500	754,000	754,000	Year End Roll	1/3/2019
2018	101	FV	226,500	0	11,120.	452,200	678,700	678,700	Year End Roll	12/20/2017
2017	101	FV	226,500	0	11,120.	422,000	648,500	648,500	Year End Roll	1/3/2017
2016	101	FV	226,500	0	11,120.	361,700	588,200	588,200	Year End	1/4/2016
2015	101	FV	225,400	0	11,120.	324,000	549,400	549,400	Year End Roll	12/11/2014
2014	101	FV	225,400	0	11,120.	299,900	525,300	525,300	Year End Roll	12/16/2013
2013	101	FV	225,400	0	11,120.	286,000	511,400	511,400		12/13/2012

!8220!

PRINT

Date	Time
12/10/20	22:47:53

LAST REV

Date	Time
10/04/18	10:34:30
mmcmakin	

PAT ACCT. 8220

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVA FIRYAL,	71223-365	1	6/27/2018		875,000	No	No		
SAVA BIAGGIO,	55373-329		9/14/2010	Convenience	1	No	No		Biaggio Sava dod 10/9/2017
	11143-220		6/20/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2009	1067	Siding	7,500					
9/24/1997	577	Manual	4,200					REROOF
7/29/1992	340		12,000					12X26 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	294	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
8/7/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	66430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11120		Sq. Ft.	Site		0	70.	0.68	4									527,522						527,500	

Total AC/HA: 0.25528 | Total SF/SM: 11120 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 527,522 | Spl Credit | Total: 527,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	.		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23823524
Const Adj.:	0.99892110
Adj $ / SQ:	117.505
Other Features:	78256
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357220
Depreciation:	66443
Depreciated Total:	290777

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

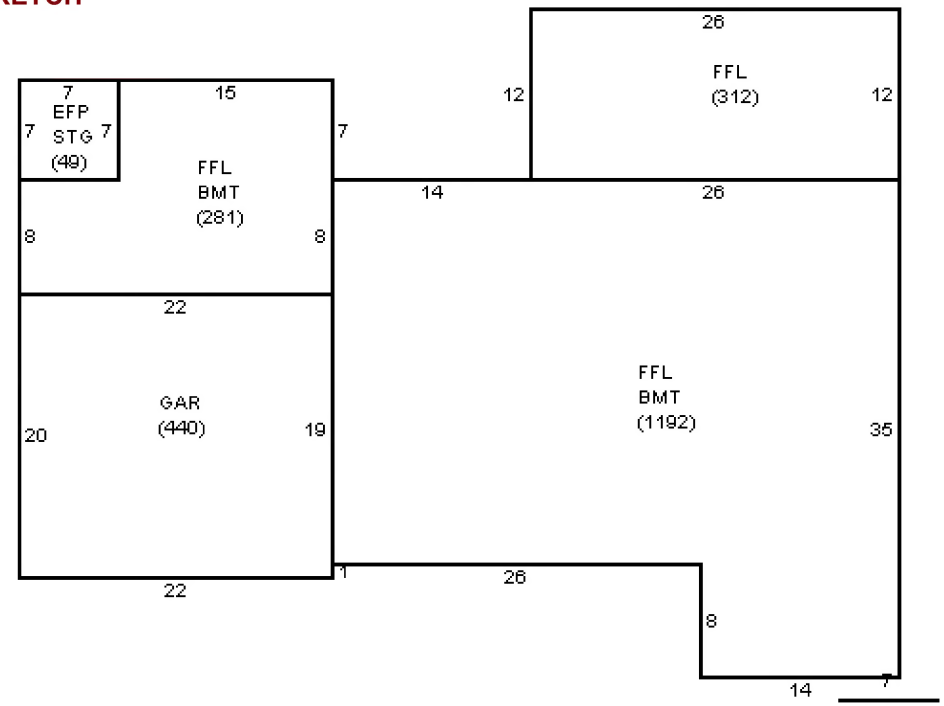
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	117.51
Special Features:	0	Val/Su Net:	76.61
Final Total:	290800	Val/Su SzAd	162.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,785	117.510	209,747
BMT	Basement	1,473	38.070	56,080
GAR	Garage	440	20.660	9,090
EFP	Enclos Porch	49	72.520	3,554
STG	Storage	49	10.070	493

Net Sketched Area:	3,796	Total:	278,964
Size Ad	1785	Gross Are	3796	FinArea	2153
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	